

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS L-24, L-24A, AND L-32
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, John B. Cruz Construction Co., Inc. has expressed an interest in and has submitted a satisfactory proposal for the Development of Disposition Parcels L-24, L-24A, and L-32 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That John B. Cruz Construction Co., Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcels L-24, L-24A, and L-32 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications;
and

(iv) Proposed development and rental schedule.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

February 20, 1975

MEMORANDUM

3041

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF JOHN B. CRUZ CONSTRUCTION CO., INC.
AS DEVELOPER OF PARCELS L-24, L-24A, AND L-32 IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

On January 17, 1974, the advertisement for development of Parcel L-24, L-24A, and L-32 was authorized. The parcels contain a total of 50,100 sq. ft.. Pursuant to the advertisement responses were received from several redevelopers. Of the proposals received, the proposal submitted by John B. Cruz Construction Co., Inc. was the most acceptable.

The proposal submitted by Cruz calls for the construction of a sixty-nine (69) unit multi-family dwelling. Mr. Cruz's proposal calls for the acquisition of two privately owned parcels at 10-12 and 14-16 Akron Street, which will "maximize the potential development" of the proposal by adding 22,400 sq. ft. to the Authority owned land.

The total construction cost is presently estimated to be \$1,725,000.00. Financing, it is hoped, will be provided by the Massachusetts Housing Finance Agency and the project will be designated for tenants of low and moderate income levels.

The proposal would provide much needed new housing in an area where construction of new housing has proved very difficult to initiate and complete. The proposal will be well accepted by the community and will conform to the goals and restrictions of the Urban Renewal Plan.

The redeveloper has chosen Richard H. Wallwood as its architect, and will perform its own construction work. It is hoped that an MHFA commitment will be obtained shortly, and construction will hopefully commence within 12 months.

An appropriate Resolution is attached.



F. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

REDEVELOPER AND LAND

1. a. Name of Redeveloper: John B. Cruz Construction Company, Inc.
- b. Address of Redeveloper: 10 Fairway Street, Mattapan, Mass. 02126
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Agency
(Name of Local Public Agency)

in Washington Park
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

L-24, L-24A, L-32

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: John B. Cruz, III - 95 Morton Village Drive, Mattapan 02126 - President
John B. Cruz, Jr. - 12 Schuyler Street, Roxbury, Mass. 02119 - Treasurer

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

a. John B. Cruz, III
95 Morton Village Drive
Mattapan, Mass. 02126

President

John B. Cruz, Jr.
12 Schuyler Street
Roxbury, Mass. 02119

Treasurer

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment: \$ 1,725,000.00
- b. Cost per dwelling unit of any residential redevelopment: \$ 25,000.00
- c. Total cost of any residential rehabilitation: \$
- d. Cost per dwelling unit of any residential rehabilitation: \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$
1 Bedroom	180.00	
2 Bedroom	200.00	
3 Bedroom	225.00	
4 Bedroom	235.00	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Parking Included

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, dishwashers, air conditioners

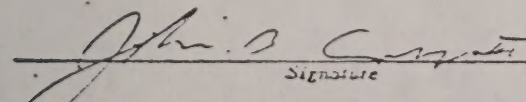
CERTIFICATION

I (We)¹ John B. Cruz, III

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 9/30/74

Dated: _____



Signature
President

Signature
Title

10 Fairway St., Mattapan, Mass.

Address and ZIP Code 02126

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

